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September 4, 2007

Margo Wheeler, AICP, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

RE: Proposed General Plan Amendment and Zoning Change for
APN 139-27-502-003

Dear Margo:

The Neighborhood Services Department is proposing a change in land use designation from R-MHP Medium Density Residential (M) to R-5 High Density Residential (H) on property located at 15 W. Owens (map enclosed). The site was formerly occupied by the Sky Vue Mobile Home Park. This request compliments the Request For Proposal (RFP) securing a non-profit developer to build up to 180 affordable multi-family housing units. We believe that securing the land entitlements at this juncture, makes the RFP that much more attractive and competitive.

An affordable multi-family housing development would be consistent with the character and density of the surrounding community and provide needed affordable housing where services and transportation systems are already established. There are residential uses to the north (city of North Las Vegas); two multi-family projects, both zoned R-5 to the east; a U.S. Indian reservation with a civic zoning to the south; and the Salvation Army homeless services facilities to the west.

The City Council established 8 priorities for the City of Las Vegas including a priority to "Support and encourage affordability, livability, and pride in our neighborhoods". Furthermore, both the Planning & Development and Neighborhood Services Departments have set forth goals to develop strategies that pursue attainable housing opportunities in the city. This proposed multi-family housing development would support the City Council's identified priority and the departmental goals by providing a housing option for those unable to afford the high cost of home ownership.

Sincerely,


Stephen K. Harsin, AICP, Director
Neighborhood Services Department

CC: Earlie King
Enclosure

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